

IN RE: PETITION FOR SPECIAL HEARING
N/S Dulaney Valley Road at
Stone Hill Road
(12801 Dulaney Valley Road)
10th Election District
6th Councilmanic District
Townson Golf & Country Club, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-423-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the special exception for a golf and country club previously granted in Case No. 70-66-X to permit certain additions and modifications to the existing structures and the replacement of a current outbuilding, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by A. Harduvel, President, and Paul O'Leary, General Manager, appeared, testified, and were represented by Gary C. Duvall, Esquire. Also appearing on behalf of the Petition were John A. Rommel, Club Member and former President; John I. Gants, Member, Board of Directors; Roger A. Waesche, Jr., President-Elect; Craig Hoopes, Architect with Ziger, Hoopes & Sread; Richard Truelove, Engineer with APR Associates, Inc. and Scott Smith. There were no Protestants.

Testimony indicated that the subject property, known as 12801 Stone Hill Road, consists of 217 acres zoned R.C. 4 and is located north of Dulaney Valley Road at its intersection with Stone Hill Road. The subject property was previously granted a special exception for a golf and country club in Case No. 70-66-X. Petitioners now propose making necessary additions and modifications to existing structures. In particular, Petitioners would like to expand the mens' and womens' locker rooms, add additional waiting room and office space, expand the dining room, move the pro shop

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from the Club House to a new building which would be built at the site of an existing golf course shed, and add an addition to an existing golf cart storage building, all as set forth in Petitioner's Exhibit 1. Further, Petitioners plan to restripe and resurface the parking lot, adding an additional 40 parking spaces. As a result, Petitioners will have one space greater than that required under the zoning regulations.

Testimony presented indicated that the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be met by this project. Further, Petitioners contend the granting of the relief requested will not result in any detriment to the health, safety or general welfare of the community.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.4 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone.

Schultz v. Pritts, 332 A.2d 1319 (1981).

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The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted with certain restrictions as more fully described below.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of May, 1989 that the Petition for Special Hearing to approve an amendment to the special exception for a golf and country club previously granted in Case No. 70-66-X to permit certain additions and modifications to the existing structures and the replacement of a current outbuilding, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Compliance with all requirements of the Zoning Plans Advisory Committee, including, but not limited to, those comments submitted by the Department of Environmental Protection and Resource Management, Bureau of Water Quality, dated January 14, 1989, and by the Deputy Director, Office of Planning dated May 2, 1989.

3) Petitioners shall submit a landscaping plan for approval by the Baltimore County Landscaping Planner.

- 3 -

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A copy of the approved plan shall be submitted to the Zoning Office for inclusion in the case file.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

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ORDER RECEIVED FOR FILING

Date 5/8/89 By [Signature]

ORDER RECEIVED FOR FILING

Date 5/8/89 By [Signature]

ORDER RECEIVED FOR FILING

Date 5/8/89 By [Signature]

ORDER RECEIVED FOR FILING

Date 5/8/89 By [Signature]

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-423-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the special exception granted in Case 170-66X for a golf and country club to permit certain additions and modifications to the currently existing structures and the replacement of a current outbuilding as shown on the accompanying site plan. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: TOWSON GOLF AND COUNTRY CLUB, INC.
(Type or Print Name)
Signature: [Signature]
Address: 12801 Stone Hill Rd., Phoenix, Md. 21131
City and State: Phoenix, Md. 21131
Legal Owner(s): TOWSON GOLF AND COUNTRY CLUB, INC.
(Type or Print Name)
Signature: [Signature]
Address: 12801 Stone Hill Rd., Phoenix, Md. 21131
City and State: Phoenix, Md. 21131
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: [Signature]
Name: [Signature]
Address: [Signature]
City and State: [Signature]
Phone No.: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of May, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 2nd day of May, 1989, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

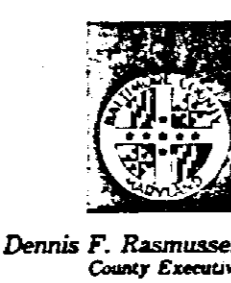
E.C.O.-No. 1

(over)

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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

May 8, 1989



Gary C. Duvall, Esquire
401 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Dulaney Valley Road at Stone Hill Road
(12801 Stone Hill Road)
10th Election District - 6th Councilmanic District
Townson Golf & Country Club, Inc. - Petitioners
Case No. 89-423-SPH

Dear Mr. Duvall:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

cc: People's Counsel

File

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RE: PETITION FOR SPECIAL HEARING
N/S Dulaney Valley Rd. & Stone
Hill Rd. (12801 Stone Hill Rd.)
10th Election District;
6th Councilmanic District
TOWSON GOLF & COUNTRY CLUB,
INC., Petitioner
Case No. 89-423-SPH

RECEIVED
MAY 16 1989
ZONING OFFICE

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

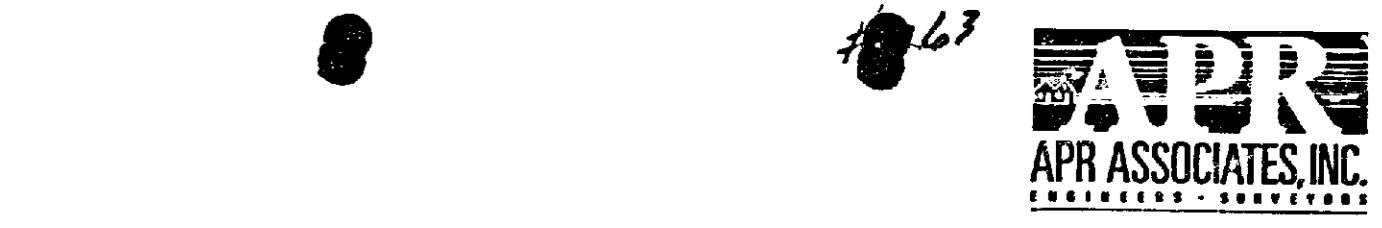
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 15th day of May, 1989, a copy of the foregoing Entry of Appearance was mailed to Gary C. Duvall, Esquire, 401 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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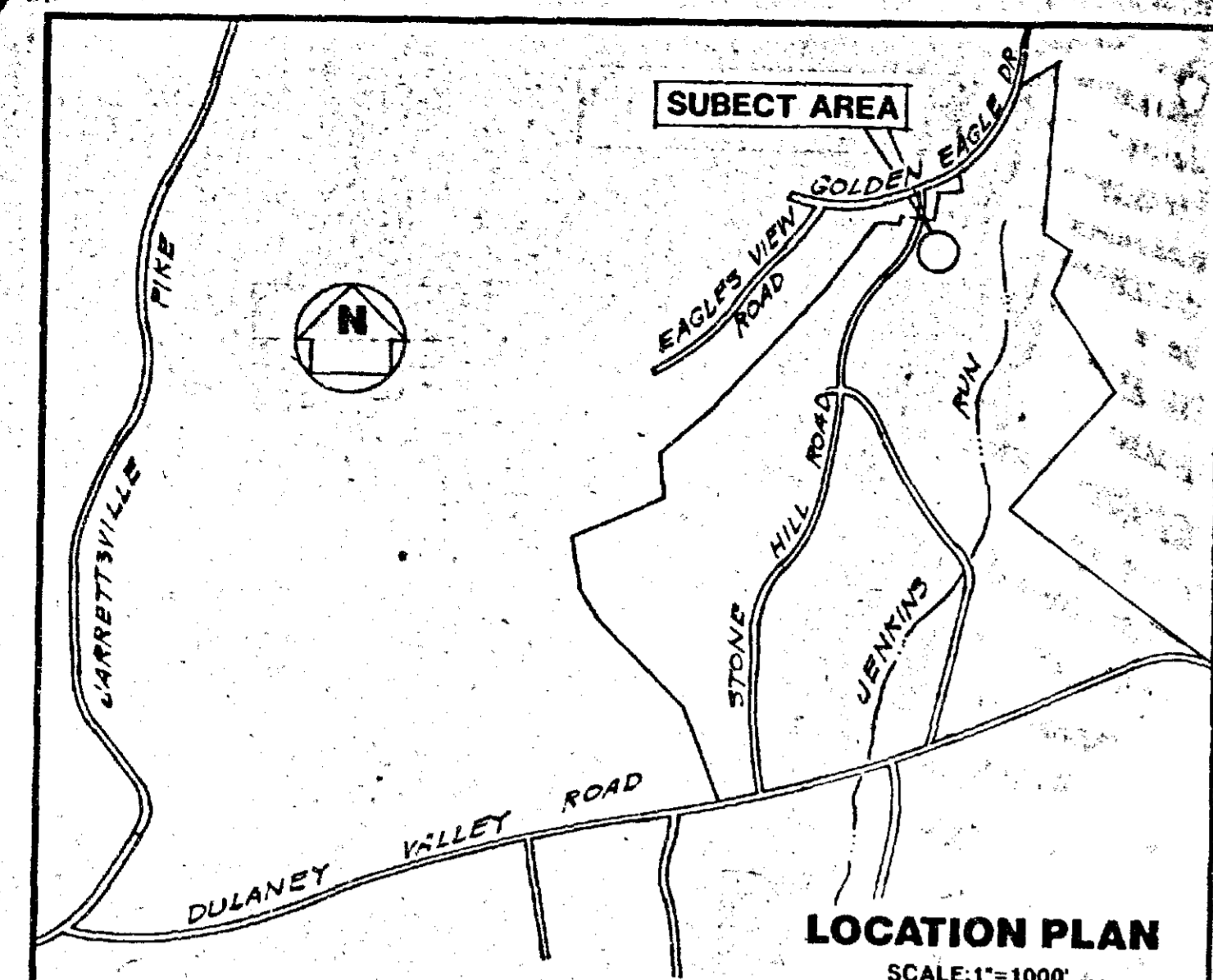
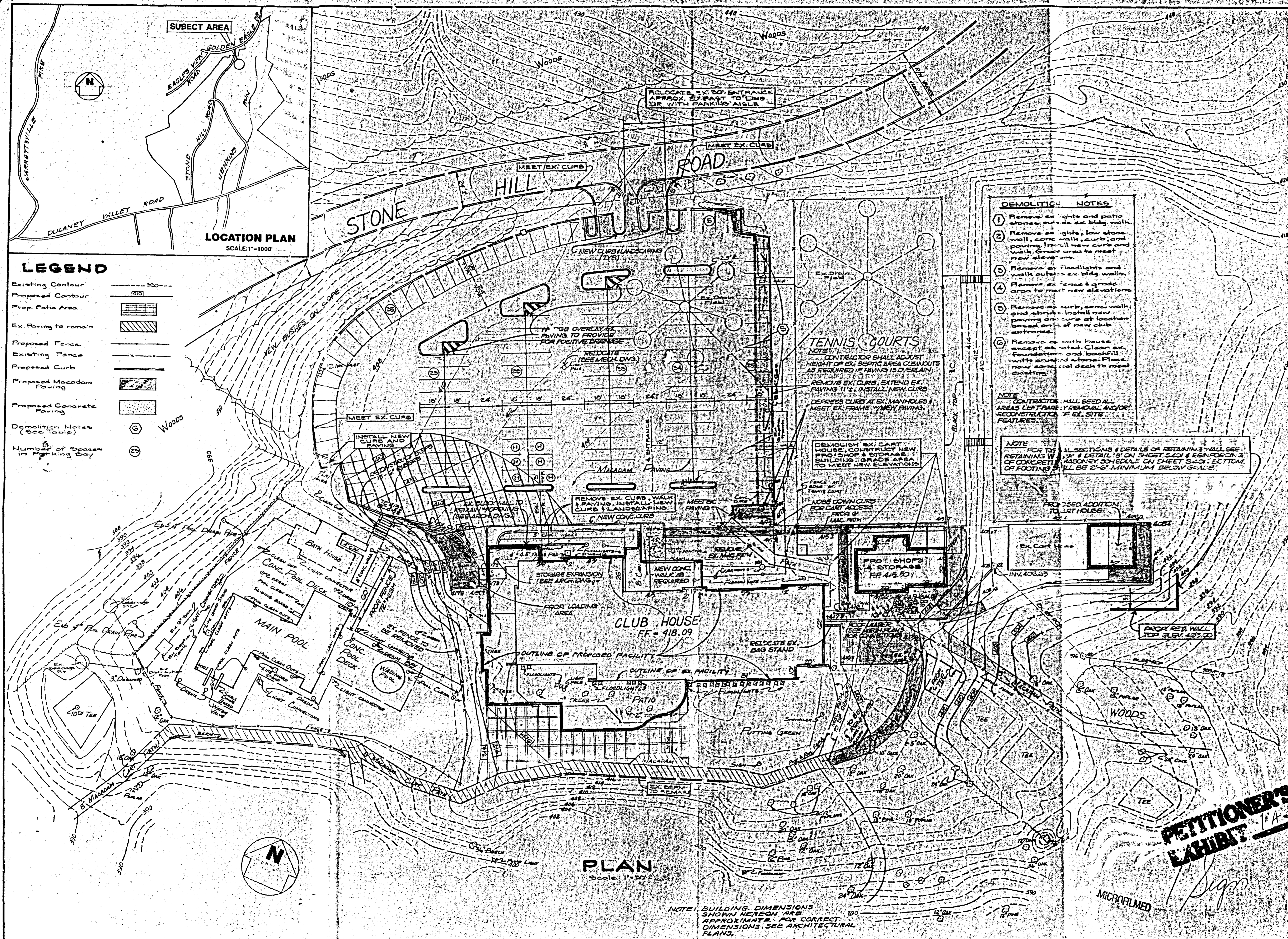
DESCRIPTION OF PROPERTY
TOWSON GOLF AND COUNTRY CLUB
12801 STONE HILL ROAD
PHOENIX, MARYLAND

BEGINNING FOR THE SAME at a point on the North side of Dulaney Valley Road, distant South 86 degrees 36 minutes 32 minutes West 445.67 feet from the intersection of said North side of Dulaney Valley Road with the centerline of Stone Hill Road; thence leaving Dulaney Valley Road and running North 03 degrees 23 minutes 28 seconds West 250.00 feet; thence by a curve to the left having a radius of 1,098.93 feet for an arc length of 861.64 feet and a chord of North 24 degrees 25 minutes 20 seconds West 839.74 feet; thence by a curve to the right having a radius of 1,098.93 feet for an arc length of 861.64 feet and a chord of North 24 degrees 25 minutes 20 seconds West 839.74 feet; then North 74 degrees 59 minutes 10 seconds East 626.25 feet; then North 73 degrees 24 minutes 00 East 83.00 feet; then North 05 degrees 26 minutes 11 minutes East 273.99 feet; then North 59 degrees 06 minutes 29 seconds East 498.88 feet; then North 52 degrees 59 minutes 58 seconds East 165.25 feet; then North 46 degrees 30 minutes 27 seconds East 322.55 feet; then North 42 degrees 28 minutes 26 seconds East 288.78 feet; then North 55 degrees 23 minutes 40 seconds East 242.99 feet; then North 62 degrees 30 minutes 53 seconds East 556.85 feet, thence South 57 degrees 32 minutes 36

5216 Harford Road
Baltimore, Maryland 21214
(301) 444-4335

7427 Harford Road
Baltimore, Maryland 21214
(301) 444-4312

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- LEGEND**
- Existing Contour
 - Proposed Contour
 - Prop. Patio Area
 - Ex. Paving to remain
 - Proposed Fence
 - Existing Fence
 - Proposed Curb
 - Proposed Macadam Paving
 - Proposed Concrete Paving
 - Demolition Notes (See Table)
 - Number of Spaces in Parking Bay
 - WOODS

DEMOLITION NOTES

- 1 Remove ex. lights and patio stones outside ex. bldg. walk.
- 2 Remove ex. lights, low stone wall, concrete curb, and paving. Install new curb and walk. Grass area to meet new elevations.
- 3 Remove ex. floodlights and walls outside ex. bldg. walk.
- 4 Remove ex. fence & grade area to meet new elevations.
- 5 Remove ex. curb, concrete walk, and shrubs. Install new paving and curb at location located on ex. of new club entrance.
- 6 Remove ex. bath house except as noted. Clean ex. foundations and backfill with crushed stone. Place new concrete deck to meet existing.

NOTE
CONTRACTOR SHALL SEED ALL AREAS LEFT AFTER REMOVAL AND/OR RECONSTRUCTION OF EX. SITE FEATURES.

NOTE
FOR ALL SECTIONS & DETAILS OF RETAINING WALL SEE RETAINING WALL DETAIL 'R' ON SHEET S-401 & REINFORCING OF CONCRETE MASONRY SCHEDULE ON SHEET S-401. BOTTOM OF FOOTING SHALL BE 2'-6" MINIMUM BELOW GRADE.

ZIGER, HOOPES & SNEAD, Inc.
Architects

1006 Morton Street
Baltimore
Maryland 21201
(301) 575-9131
#263

PLAN PREPARED BY:
APR
APR ASSOCIATES, INC.
1922 National Road • Baltimore, Maryland 21204 • (410) 444-4300

TOWSON GOLF & COUNTRY CLUB
12601 STONE HILL ROAD
PHOENIX, MD 21131

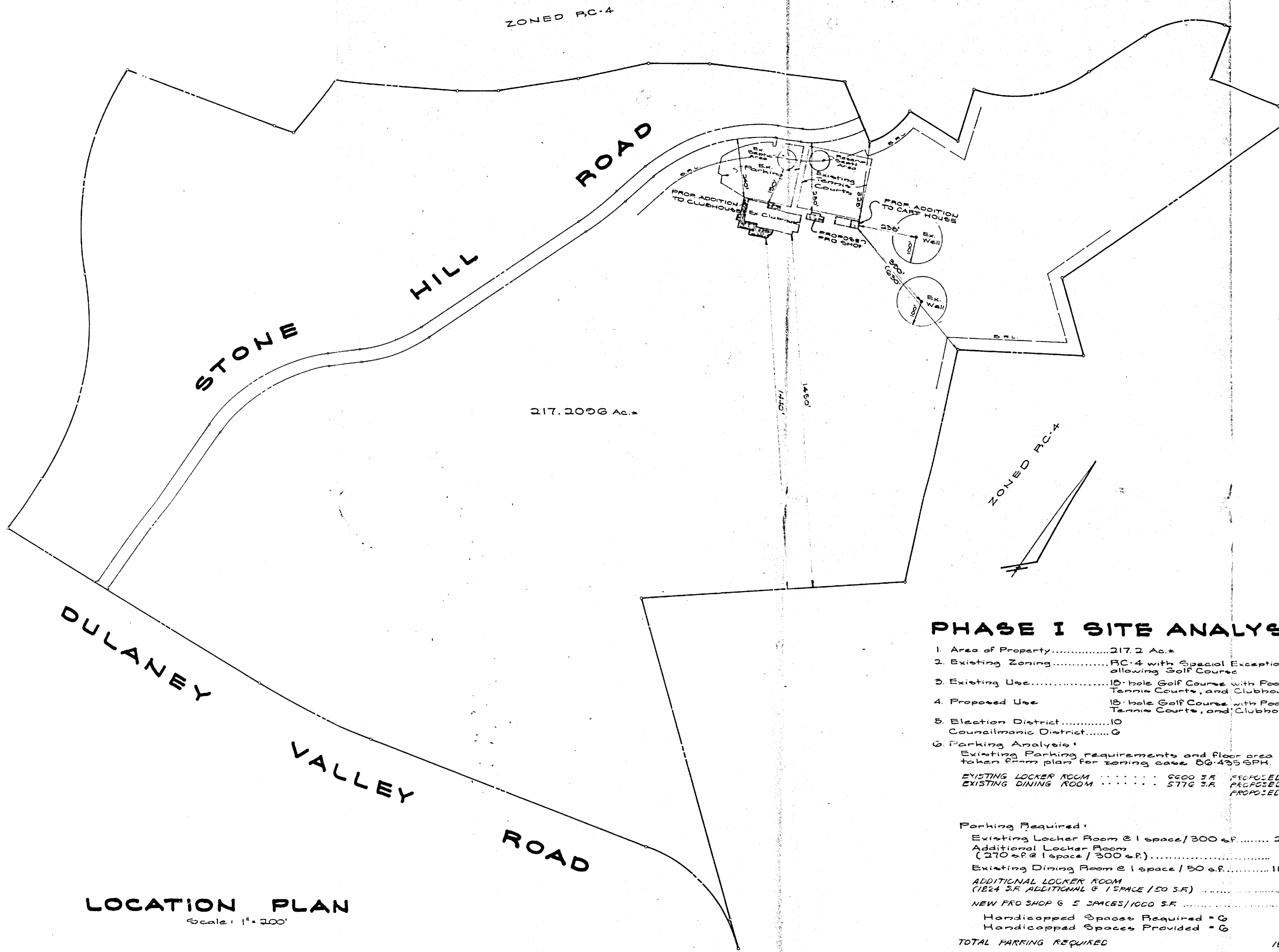


Date	DECEMBER 15, 1988
Scale	1" = 30'
Project	# 8540

Sign

ULTIMATE SITE PLAN

C-101 E



LOCATION PLAN
Scale: 1" = 200'

NOTE:

The property shown hereon is described on "Plat of Towson Golf & Country Club" recorded among the Land Records of Baltimore County at Liber O.T.G. 34, Folio 4B.

PHASE I SITE ANALYSIS

1. Area of Property.....217.2 Ac.*
2. Existing Zoning.....RC-4 with Special Exception allowing Golf Course
3. Existing Use.....18-hole Golf Course with Pool, Tennis Courts, and Clubhouse
4. Proposed Use.....18-hole Golf Course with Pool, Tennis Courts, and Clubhouse
5. Election District.....10
Councilmanic District.....G
6. Parking Analysis:
Existing Parking requirements and floor area taken from plan for zoning case BG-4255 SPH.
EXISTING LOCKER ROOM 6600 S.F. PROPOSED LOCKER ROOM 6670 S.F.
EXISTING DINING ROOM 5776 S.F. PROPOSED DINING ROOM 7600 S.F.
PROPOSED PRO SHOP 900 S.F.

Parking Required:

- Existing Locker Room @ 1 space / 300 s.f. 22
- Additional Locker Room (270 s.f. @ 1 space / 300 s.f.) 1
- Existing Dining Room @ 1 space / 50 s.f. 115
- ADDITIONAL LOCKER ROOM (1824 S.F. ADDITIONAL @ 1 SPACE / 50 S.F.) 37
- NEW PRO SHOP @ 5 SPACES / 1000 S.F. 5
- Handicapped Spaces Required = 6
- Handicapped Spaces Provided = 6

TOTAL PARKING REQUIRED
TOTAL PARKING PROVIDED

160 SPACES
161 SPACES

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EXHIBIT 17

ZIGER, HOOPES & SNEAD, Inc.
Architects

1006 Morton Street
Baltimore
Maryland 21201
(301) 576-9131

APR
APR ASSOCIATES, INC.
ENGINEERS - SURVEYORS

TOWSON GOLF & COUNTRY CLUB
12801 STONE HILL ROAD
PHOENIX, MD 21131

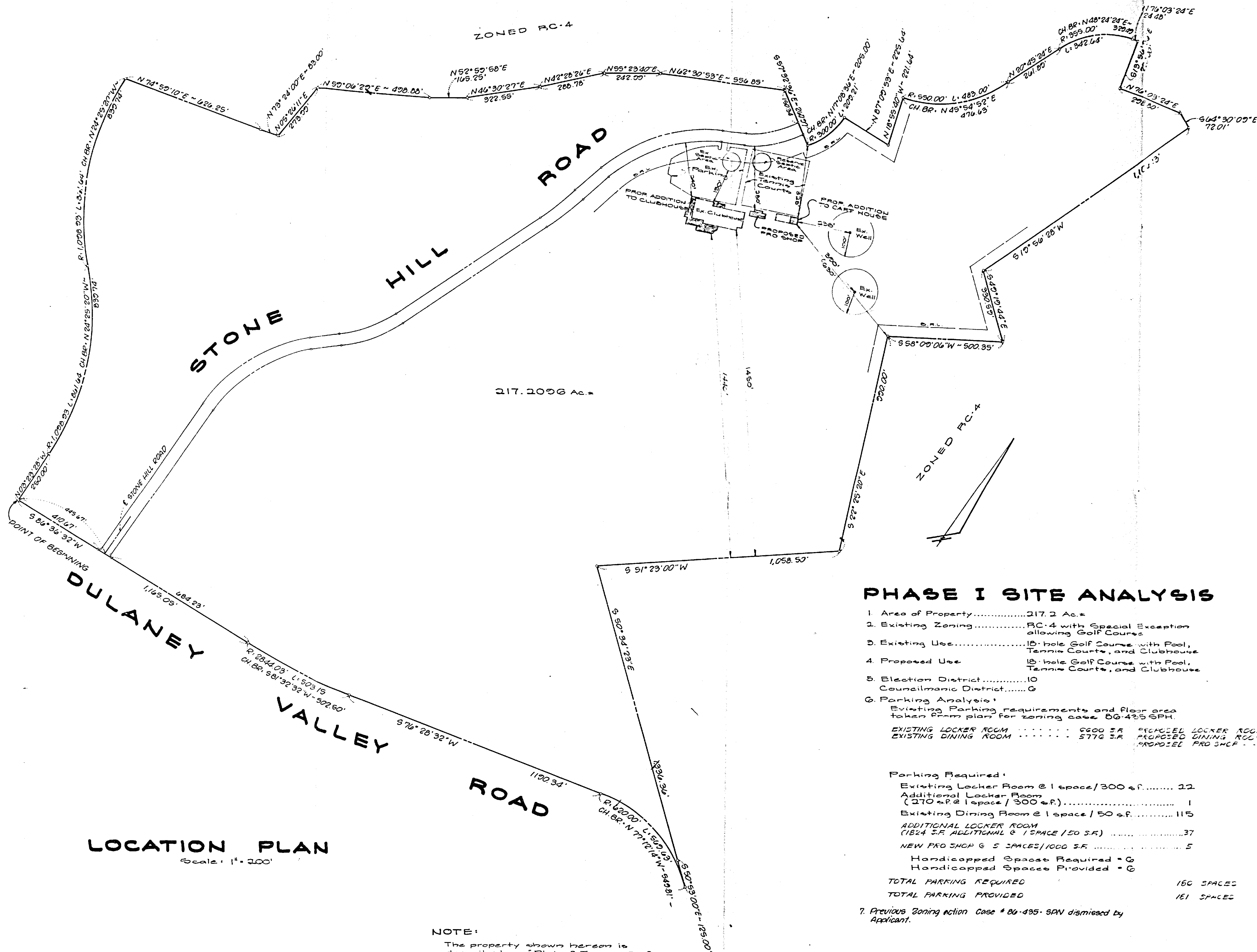


REV.	DATE	BY
1	DEC. 15, 1986	
2	OCT. 7, 1986	
3		
4		
5		
6		
7		
8		
9		
10		

Project #5540

**SITE ANALYSIS
PROPERTY PLAN**

C 101-A



ZIGER, HOOPES & SNEAD, Inc.
Architects

1006 Morton Street
Baltimore
Maryland 21201
(301) 576-9131



TOWSON GOLF & COUNTRY CLUB
12301 STONE HILL ROAD
PHOENIX, MD 21131

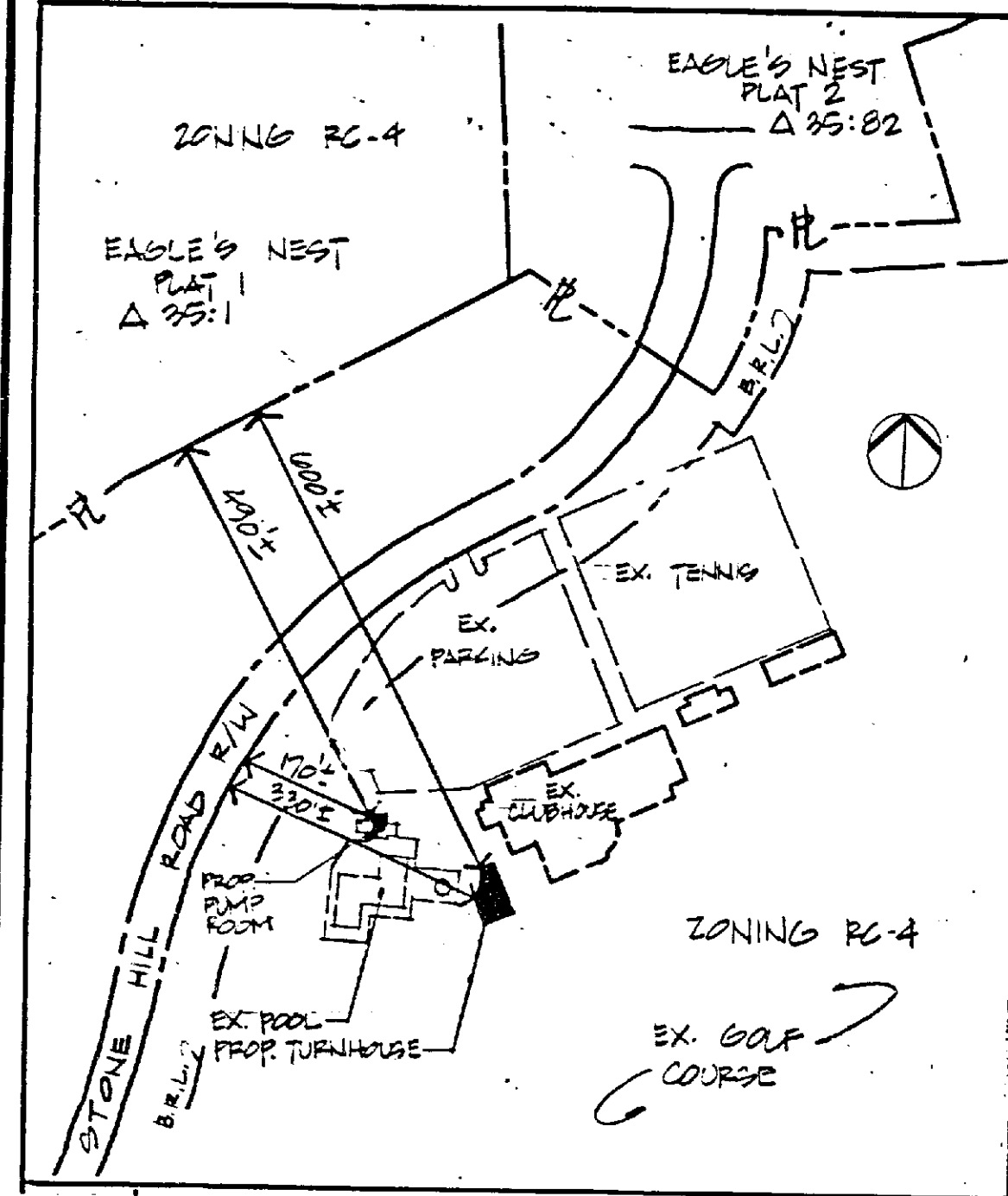


2 7200 METES 1 BOUNDS
1 REV. DEC. 15, 1966
Date OCT. 7, 1968
Scale 1"=200'
Project #5540

Richard J. Sisk

**SITE ANALYSIS
PROPERTY PLAN**

C 101-A



BUILDING LOCATION MAP

SCALE: 1"=200'

GENERAL SITEWORK NOTES

THE CORRECTNESS OF COMPLETENESS OF THE EXISTING INFORMATION SHOWN ON THESE PLANS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AS REQUIRED, BY TEST PITS OR OTHER APPROVED METHODS TO DETERMINE THE EXACT LOCATION AND DEPTH WITHIN THE LIMITS OF CONSTRUCTION. ALL DISCREPANCIES BETWEEN PLAN AND FIELD INFORMATION SHALL BE REPORTED TO THE ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF THREE WORKING DAYS PRIOR TO CONSTRUCTION AND AGAIN PRIOR TO BEGINNING PLANTING OPERATIONS.

ALL UTILITIES ARE TO BE RETAINED, UNLESS MARKED OTHERWISE, AND APPURTENANCES ARE TO BE ADJUSTED TO FINISH GRADE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND WORK REQUIRED TO ADJUST EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISH GRADES WITHIN THE LIMITS OF WORK AND DISTURBED AREAS, INCLUDING THOSE WITHIN SIDEWALKS, EASEMENTS AND RIGHTS-OF-WAY.

CONTRACTOR SHALL STAKE OUT THE PROPOSED BUILDING AND/OR WALL LINES AND CORNERS, UTILITIES, DRIVEWAY CENTERLINES, AND PARKING AREA BOUNDARIES FOR VERIFICATION AND APPROVAL BY THE ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO ANY NEW BUILDING OR UTILITY CONSTRUCTION.

ALL CONSTRUCTION SHALL FOLLOW LATEST MSHA AND/OR COUNTY STANDARDS AND SPECIFICATIONS, AND AS DETAILED AND SPECIFIED ON THE DRAWINGS AND IN THE PROJECT MANUAL. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA LAWS AND REGULATIONS FOR WORK ON THIS PROJECT.

ALL AREAS DISTURBED DURING OR PRIOR TO CONSTRUCTION, NOT DESIGNATED TO RECEIVE PAVING OR MULCH IN PLANTING AREAS, SHALL BE FINE GRADED, SEEDED AND MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS, SEDIMENT CONTROL PLAN AND DETAILS.

DIMENSIONS ARE TO FACE OF CURB, BUILDING AND RETAINING WALLS UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL REPLACE ALL EXISTING CURB AND GUTTER, SIDEWALKS AND RESTORE LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAY WHERE DAMAGED DUE TO HIS WORK OR OPERATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING RELATED FEES AS REQUIRED TO COMPLETE THE WORK ON THIS PROJECT.

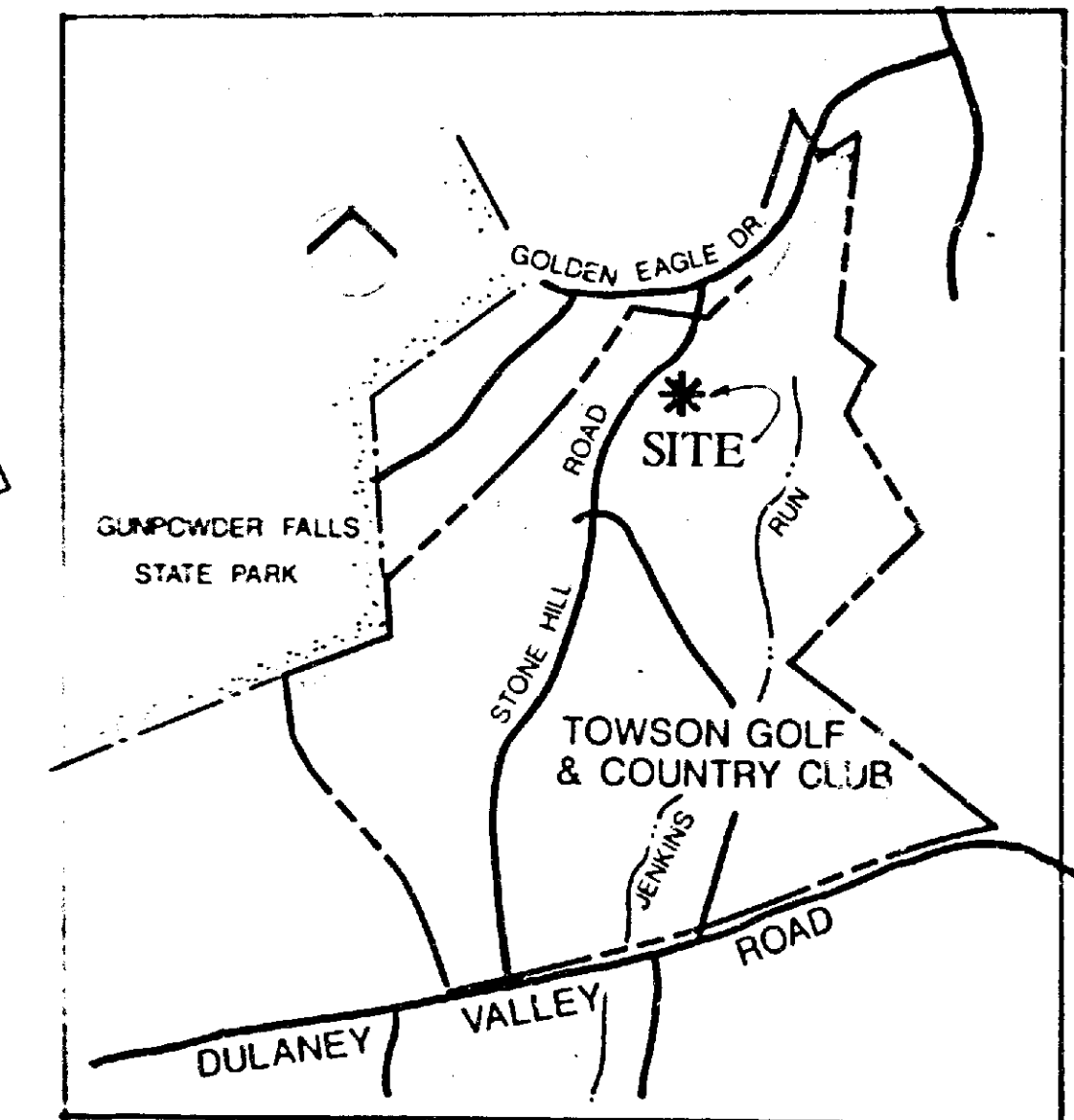
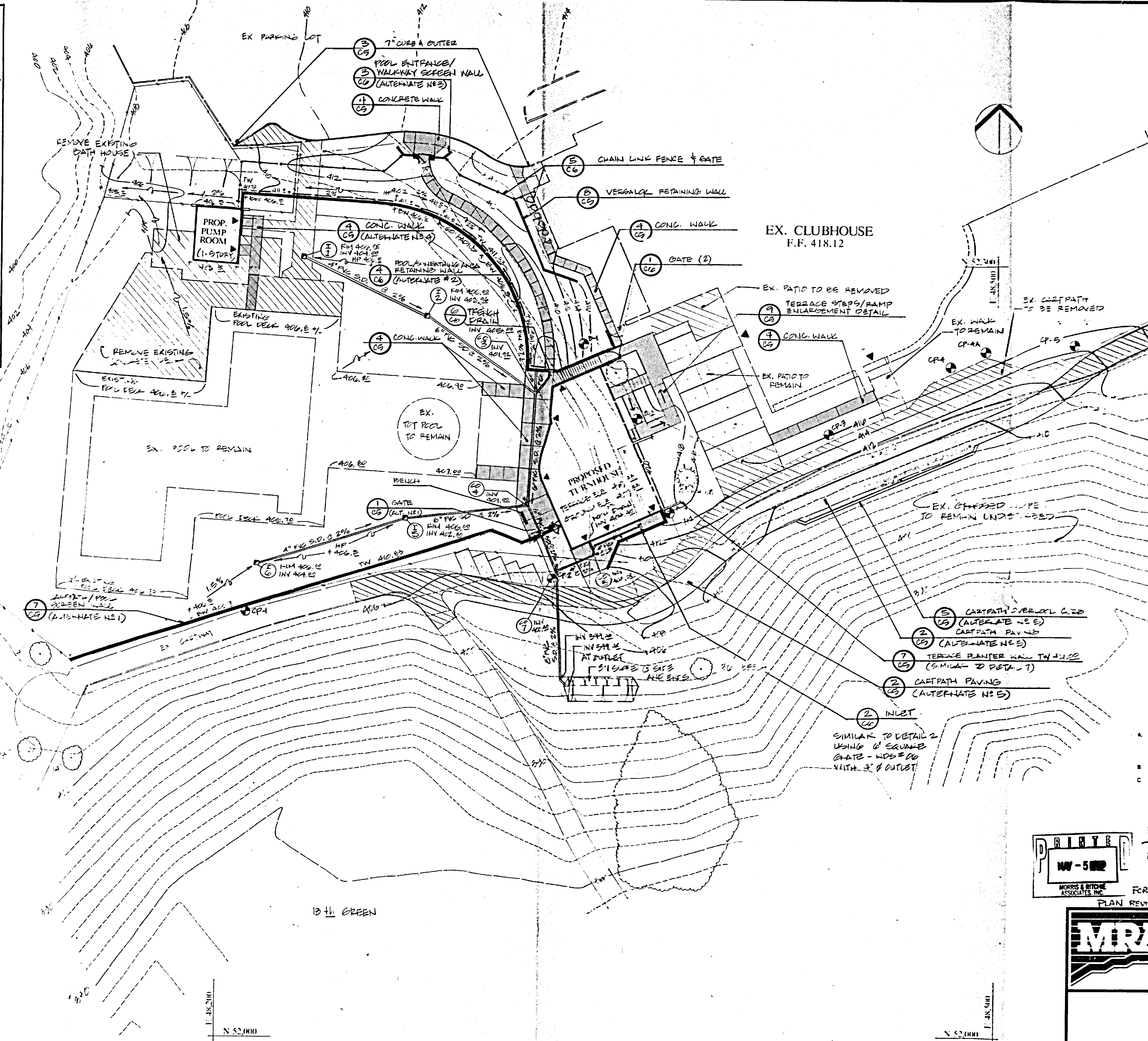
ALL SANITARY SEWER AND STORM/ROOF DRAIN CLEANOUTS TO BE LOCATED WITHIN PAVEMENT AREAS SHALL BE A "FLUSH" TYPE INSTALLED AT THE SAME ELEVATION AS THE SURROUNDING PAVING.

CURB AND GUTTER SHALL BE CONSTRUCTED WITH "REGULAR CROSS SLOPE" OR "REVERSE CROSS SLOPE" AS REQUIRED TO REFLECT THE SLOPE DIRECTION OF ADJACENT PAVING.

IF NEW CURB AND GUTTER IS TO MEET EXISTING CURB AND GUTTER, THE EXISTING SHALL BE REMOVED TO THE NEAREST JOINT OR SAW CUT TO PROVIDE A CLEAN, UNIFORM JOINT WITH PROPOSED CURB AND GUTTER.

ALL PIPE ELEVATIONS SHOWN ARE TO THE INVERT OF THE PIPE UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 4.0' UNLESS NOTED OTHERWISE ON THE DRAWINGS.



VICINITY MAP

SCALE: 1"= 1000'

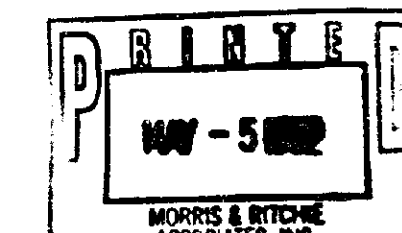
SITE DATA

- OWNER/DEVELOPER: TOWSON GOLF & COUNTRY CLUB, INC. 12801 STONE HILL ROAD, PICOCA, MARYLAND 21131 (410) 252-6184
- ELECTION DISTRICT: 10
- COUNCILMANIC DISTRICT: 6
- LEER, FOLD REFERENCES: 5689/054, 5689/214
- TAX ACCOUNT NO.: 10-160000947
- TAX MAP 52, PARCEL 121
- SITE PROPERTY AREA: 217 +/- ACRES
- EXISTING ZONING: RC-4
- A SPECIAL EXCEPTION WAS ORIGINALLY GRANTED TO PERMIT A GOLF COURSE IN ACCORDANCE WITH CASE NO. 70-46-8.
- A WAIVER (W-92-38) OF CRG PLAN AND MEETING WAS APPROVED ON MARCH 18, 1992.
- A SPECIAL HEARING CASE NO. 89-423-SPH HELD ON MAY 8, 1989 RESULTED IN THE APPROVAL OF ADDITIONS AND MODIFICATIONS TO CERTAIN EXISTING STRUCTURES AND THE REPLACEMENT OF AN EXISTING OUTBUILDING ON THE PROPERTY. REFER TO THE SPECIAL EXCEPTION/HEARING NOTE ON THIS DRAWING FOR ADDITIONAL INFORMATION.
- THERE ARE NO PUBLIC RIGHT-OF-WAY OR EASEMENTS TO BE ACQUIRED OR ROAD AND UTILITY IMPROVEMENTS REQUIRED FOR THIS PROJECT.
- EXISTING USE: GOLF COURSE WITH EXISTING CLUBHOUSE, PRO SHOP, SWIMMING POOL, AND BATHHOUSE, TENNIS COURTS AND ACCESSORY STRUCTURES.
- PROPOSED PROJECT: TURNHOUSE BUILDING TO INCLUDE MEN'S AND WOMEN'S RESTROOM/LOCKER ROOMS, SNACK BAR AND GRILL, ROOFTOP TERRACE AND OVERLOOK.
- THIS PROJECT MAY BE CONSIDERED AN ACCESSORY USE TO THE GOLF COURSE. THE PROPOSED TURNHOUSE AND ROOFTOP TERRACE WILL BE DIRECTLY CONNECTED TO THE CLUBHOUSE BY WAY OF THE EXISTING PATIO AND PROPOSED WALKWAY CONSTRUCTION.
- A WAIVER OF LANDSCAPE PLAN WAS APPROVED BY THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ON MARCH 8, 1992.
- A WAIVER OF STORMWATER MANAGEMENT QUANTITY CONTROL WAS GRANTED FOR THIS PROJECT ON MARCH 13, 1992.
- THIS SITE IS SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- THIS PROJECT WILL NOT REQUIRE THE PROVISION OF ADDITIONAL ON SITE PARKING. THE PROPOSED TURNHOUSE WILL BE USED BY GOLFERS AND SWIMMERS USING THE POOL FACILITIES.

GRADING PLAN NOTES AND CERTIFICATION

- THE PROPOSED GRADING SHOWN ON THIS PLAN MEETS THE REQUIREMENTS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND COMPLIES WITH BILL NO. 33-86. HOWEVER, DUE TO BUILDING TYPES AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.
- ALL SWALES HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUNOFF FROM A 10-YEAR STORM EVENT.
- OWNER'S/DEVELOPER'S CERTIFICATION:
I HEREBY CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND WITH THE REQUIREMENTS SPECIFIED IN BILL NO. 33-86.

Beverly M. Johnson Owner
Beverly M. Johnson TITLE
 DATE 2-17-92



FOR ZONING-RJG HENG FILE 89-423-SPH.
 PLAN REVISION APPEND 5/7/92

C 1B



B# 118227 C#-181-92
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS AND LANDSCAPE ARCHITECTS
 139 N. Main Street, Suite 200
 Bel Air, Maryland 21014
 (301) 879-1690 - (301) 636-7560
 Fax (301) 879-1820

TURNHOUSE PHASE 2 SITE AND GRADING PLAN TOWSON GOLF & COUNTRY CLUB

DATE	REVISIONS	JOB NO.
2-27-92	ASSEMBLY NO. 3	9488
4-28-92	ZONING DATA	SCALE 1"= 20'
		DATE 2-17-92
		DRAWN BY: KAT
		DESIGN BY: KAT
		REVIEW BY: Sma
		SHEET 2 OF 7

* Special Exception/Hearing Note:

The proposed construction shown on this plan was conditionally approved on February 4, 1992 by the Baltimore County Office of Planning and Zoning relative to the original amendments granted from the Special Hearing Case No. 89-423-SPH. Conditional approval was granted subject to the submission and approval of an overall site development plan with updated parking calculations. Refer to Drawing C-101-A "Plan to Accompany CRG Waiver" dated February 3, 1992 and the "revised" Revised Hearing Plan 89-423 SPH (Phase II Site Plan C-101 C) for the required parking information.

DESCRIPTION OF PROPERTY
TOWSON GOLF AND COUNTRY CLUB
12801 STONE HILL ROAD
PHOENIX, MARYLAND
PAGE 2

seconds East 260.97 feet, crossing Stone Hill Road to a point; then by a curve to the left having a radius of 300.00 feet for an arc length of 209.21 feet and a chord of North 17 degrees 08 minutes 36 seconds East 205.00 feet; then North 87 degrees 09 minutes 53 seconds 225.64 feet; then North 18 degrees 55 minutes 40 seconds East 21.64 feet; then by a curve to the left having a radius of 550.00 feet for an arc length of 483.00 feet and a chord of North 45 degrees 54 minutes 52 seconds East 467.63 feet; then North 20 degrees 45 minutes 24 seconds East 261.89 feet; then by a curve to the right having a radius of 355.00 feet for an arc length of 342.62 feet and a chord of North 48 degrees 24 minutes 24 seconds East 329.49 feet; then North 76 degrees 03 minutes 24 seconds East 24.48 feet; then South 13 degrees 56 minutes 36 seconds East 220.00 feet; then North 76 degrees 03 minutes 24 seconds East 298.80 feet; then South 64 degrees 30 minutes 09 seconds East 72.01 feet; then South 19 degrees 56 minutes 28 seconds West 1,106.13 feet; then South 49 degrees 19 minutes 44 seconds East 330.59 feet; then South 58 degrees 09 minutes 06 seconds West 500.35 feet; then South 22 degrees 25 minutes 20 seconds East 990.00 feet; then South 51 degrees 23 minutes 00 seconds West 1,058.50 feet; then South 50 degrees 34 minutes 23 seconds East 1,336.36 feet and then South 50 degrees 53

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DESCRIPTION OF PROPERTY
TOWSON GOLF AND COUNTRY CLUB
12801 STONE HILL ROAD
PHOENIX, MARYLAND

PAGE 3

minutes 00 seconds 125.00 feet to intersect the North side of Dulany Valley Road; thence binding thereon the following four courses and distances: 1) by a curve to the left having a radius of 620.00 feet for an arc length of 569.63 feet and a chord of North 77 degrees 12 minutes 14 seconds West 549.81 feet, 2) South 76 degrees 28 minutes 32 seconds West 1190.34 feet, 3) by a curve to the right having a radius of 2,844.93 feet for an arc length of 503.15 feet and a chord of South 81 degrees 32 minutes 32 seconds West 502.50 feet, and 4) South 86 degrees 36 minutes 32 minutes West 1,165.05 feet to the point of beginning; containing 217.2096 acres more or less.

2/22/89



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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th Date of Posting: 4/14/89
Posted for: Special Hearing
Petitioner: Towson Golf & Country Club, Inc.
Location of property: MS Dulany Valley Rd. at Stone Hill Rd.
Location of Sign: Along Stone Hill Rd. at entrance to Country Club Building, 22' E. on driveway.
Remarks: [Signature]
Posted by: [Signature] Date of return: 4/17/89
Number of Signs: 1 MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 6, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 6, 1989.

THE NORTHEAST TIMES
THE JEFFERSONIAN,

S. Zeke Olson
Publisher

PO 10932
ny H27135
co 89-423-SPH
price \$ 82.35

MICROFILMED

89-423-SPH
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of March, 1989.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Towson Golf & Country Club Received by: James E. Dyer
Petitioner's Attorney: Gary C. Duvall Chairman, Zoning Plans Advisory Committee

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

059476

DATE: 5/2/89 ACCOUNT: P-11-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: [Signature]
FOR: Item # 263
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 07629

DATE: 5/2/89 ACCOUNT: P-01-615-000
AMOUNT: \$ 97.35
RECEIVED FROM: Towson Golf Club
FOR: PA 5/2/89 Hearing 89-423-SPH
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 4/10/89



Towson Golf & Country Club, Inc.
12801 Stone Hill Road
Phoenix, Maryland 21131

Re: Petition for Special Hearing
CASE NUMBER: 89-423-SPH
MS Dulany Valley Road at Stone Hill Road
12801 Stone Hill Road
10th Election District - 6th Councilmanic
Petitioner(s): Towson Golf & Country Club, Inc.
Hearing Scheduled: Tuesday, May 2, 1989 at 9:00 a.m.

Gentlemen:

Please be advised that \$97.35 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs

cc: Gary C. Duvall, Esq.
File

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

March 15, 1989

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-423-SPH
MS Dulany Valley Road at Stone Hill Road
12801 Stone Hill Road
10th Election District - 6th Councilmanic
Petitioner(s): Towson Golf & Country Club, Inc.
Hearing Scheduled: Tuesday, May 2, 1989 at 9:00 a.m.

Special Hearings: An amendment to the special exception granted in Case #70-68-X for a golf and country club to permit certain additions and modifications to the currently existing structures and the replacement of a current outbuilding as shown on the accompanying site plan.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Towson Golf & Country Club, Inc.
Gary C. Duvall, Esq.
File

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Gary C. Duvall, Esquire
401 Washington Avenue
Towson, MD 21204

RE: Item No. 263, Case No. 89-423-SPH
Petitioner: Towson Golf & Country Club
Petition for Special Hearing

Dear Mr. Duvall:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

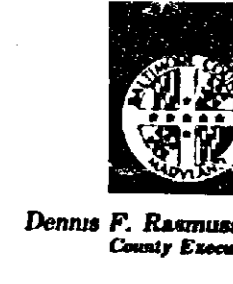
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures
MICROFILMED

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3354

January 17, 1989



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 210, 259, 260, 261, 262, 263 and 265.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/jwv

MICROFILMED

cc: Towson Golf & Country Club, Inc.
12801 Stone Hill Road
Phoenix, MD 21131

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
JAN 24 1989
ZONING OFFICE
Zoning Item # 263, Zoning Advisory Committee Meeting of January 3, 1989
Property Owner: Towson Golf & Country Club, Inc.
Location: 12801 Stone Hill Road
District: _____
Water Supply: private Sewage Disposal: private
COMMENTS ARE AS FOLLOWS:
() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
() Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
() Soil percolation tests, have been _____, must be _____, conducted:
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
() Owners Prior to approval of building permits for proposed alterations, plans must be submitted to this office delineating well locations, all existing sewage disposal components, copies of sewage disposal system maintenance records, additional soil evaluations and changes/additions to sewage disposal systems may be required.
MICROFILMED
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: 5/2/89
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-423-SPH
Item No. 263

Re: Towson Golf and Country Club

The Petitioner requests a special hearing to amend a special exception (Case No. 70-66-X) to allow for additions and modifications of existing structures. In reference to this request, staff offers the following comment:

A waiver of CRG Plan and Meeting process was granted on September 15, 1988 (W-88-208).

A landscape plan must be submitted for approval prior to the issuance of any building permit.

A:5289.txt pg.2

RECEIVED
MAY 1 1989
ZONING OFFICE

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: January 24, 1989

FROM: Robert W. Bowling, P.E.

RE: Meeting of January 3, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting. We have no comments for Items 210, 259, 261, 262, 263, and 265.

For Item 260, The Trustees of Mount Carmel Methodist Episcopal Church the following comment applies:

Mt. Carmel Road is a State Road. Prettyboy Dam Road is an existing County road, which shall ultimately be improved as a 40-foot cross-section on a 60-foot right-of-way. The property owner is responsible to dedicate the right-of-way and necessary slope easements, at no cost to the County.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Encls.

MICROFILMED

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500

Paul H. Reineke
Chief

January 12, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Towson Golf and Country Club, Inc.
12801 Stone Hill Road
Location: NS Dulany Valley Rd. at Stone Hill Road
Item No.: 263
Zoning Agenda: Meeting of 1/3/89

Dennis F. Rasmussen
County Executive

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

*Water for fire protection shall be provided in accordance with the Urban Guide for Fire Prevention and Control Master Planning.

REVIEWER: [Signature] 1-16-89
PLANNING GROUP
SPECIAL INSPECTION DIVISION
NOTED & APPROVED: [Signature]
Fire Prevention Bureau

/s/

MICROFILMED

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

January 31, 1992

Mr. P. David Fields, Director
Baltimore County Office of Planning and Zoning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Subject: Towson Golf & Country Club

Dear Mr. Fields:

I have enclosed three copies each of a waiver application, county aerial photography and schematic site plan for a proposed turnhouse building at the above referenced project. Also enclosed is a check in the amount of \$60.00 for the required fee. We are requesting a waiver of CRG plan and meeting for this project at the club.

In 1988 a waiver of CRG was granted (W-88-208) for some additions and expansions to the existing facilities at the course. Due to cost constraints, some of the improvements were not completed after approval at that time. I have enclosed a copy of the letter from Ziger, Hoopes & Sneed Architects to Carl Richards which summarizes the current situation and provides the basis for the waiver application submitted at this time.

On behalf of the club, I am requesting that your office grant a waiver for CRG plan and meeting for the following reasons:

1. The current proposal, as shown on the enclosure Schematic Site Plan is minor in nature and does not change the existing land use.
2. The current proposal is not a significant departure from previously approved waiver #W-88-208.
3. The proposed turnhouse building can be considered as an accessory use.
4. Undergoing the CRG process for this project, in my opinion, would be an unnecessary expenditure of time and cost for the developer and Baltimore County.
5. Granting a waiver would not compromise the intent of the CRG process.

139 N MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21114
(410) 879-1630 (410) 836-7560
FAX (410) 879-1620

636-D BOSLEY AVENUE
TOWSON, MARYLAND 21204
(410) 831-1680
FAX (410) 831-1748

Mr. P. David Fields, Director
January 31, 1992
Page 2

I can be reached at my office in Bel Air should you have any questions.

Very truly yours,

MORRIS & RITCHIE ASSOCIATES, INC.

Steven A. McCurdy
Steven A. McCurdy
Project Manager

SAM/lmr
MRA #9488

cc: Leigh Anne Jones
Roger Waesche
Carl Richards

MICRO-89-423-SPH
UOR

ZIGER
HOOPES &
SNEAD
ARCHITECTS

2/3/89
S

RECEIVED
FEB 4 1992
By [Signature]

29 January 1992

Mr. Carl Richards
Baltimore County
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Towson Golf & Country Club, 12801 Stone Hill Rd
ZHAS Project #9128
Dist. 10C6

Dear Mr. Richards:

James E. Dyer

This letter is to confirm our meeting on 28 January 1992. In attendance at that meeting were the following people: Mr. John C. [Signature], Baltimore County Planning and Zoning; Mr. Carl Richards, Baltimore County Planning and Zoning; Mr. Steve McCurdy, Morris & Ritchie Associates; Mr. Craig Hoopes, Ziger, Hoopes & Sneed; and Mr. Leigh Anne Jones, Ziger, Hoopes & Sneed. The purpose of the meeting was to review proposed improvements to Towson Golf & Country Club, 12801 Stone Hill Road, Phoenix, Maryland 21131.

On 3 May 1989 in Case No. 89-423-SPH, an amendment to the Special Exception Case No. 70-66-X was granted to construct 14,529 s.f. of additions and alterations to the existing clubhouse and grounds (including Poolhouse construction). Due to budget constraints during construction, only 8179 s.f. of the approved plan was actually constructed. The Club is proposing a new Poolhouse which will provide an additional 2420 s.f. of construction bringing the new total of additions and renovations to 10,599 s.f. (3010 s.f. less than originally approved construction). Attached are the plans showing the three different conditions.

The corner of the proposed Poolhouse is located approximately 30' south and 37' west of its original location. The program for the Poolhouse is essentially the same: men's and women's locker rooms, snack bar, office and storage. It is a one-story building with the roof being an extension of the outdoor patio and terrace of the existing Clubhouse. The proposed changes to Pool Room remain the same as those in the original approved plan.

1008 Morton Street Baltimore, Maryland 21201 301 576 8131, FAX 576 8158

Mr. Carl Richards
Baltimore County
Office of Planning and Zoning
29 January 1992
Page 2

In summary:

1989	Proposed approved additions and renovations to Clubhouse and Pool. Ultimate Site Plan C101-B dated 15 May 1989.	14,509 s.f.
1989	Actual built additions and renovations to Clubhouse and Pool. Phase II Site Plan C101-C dated 17 July 1989.	8,179 s.f.
1992	Proposed new total additions and renovations to Clubhouse and Pool. Site Plan dated 31 January 1992.	2,420 s.f.

We are seeking your approval of this proposed construction as part of the original amendment to the Special Exception, since it is substantially the same as the original approved plan and the overall total new additions and renovations are less than the original approved plan.

If you have any questions or concerns please do not hesitate to call.

Very truly yours,
Ziger, Hoopes & Snead, Inc.

Craig H. Hoopes, ALA

CHH/Jan

cc: Steve McCurdy
Leigh Anne Jones
Roger Waesche
Bev Johnson
P. David Fields

APPROVED:

* u Carl Richards 2/4/92
Carl Richards
Baltimore County
Office of Planning and Zoning
Date

* Subject to the submission and approval of an overall site development plan including updated parking calculations prior to approval of building permits.

MORRIS & RITCHIE ASSOCIATES, INC.

**ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS**



May 5, 1992

Mr. John L. Lewis
Planner II
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: Towson Golf and Country Club

Dear Mr. Lewis:

I am enclosing the following information as the result of my meeting held on April 3, 1992 with yourself and Mr. John Sullivan.

1. Two copies of drawings with cover letter dated April 7, 1992 from Ziger, Hoopes, & Snead Architects.
2. Two copies of the Phase 2 site and grading plan for the proposed turnhouse project prepared by our firm.

Our site and grading plan has been updated with notes and data relative to the revised Special Hearing Plans (Case No. 89-423-SPH) red-lined by Ziger, Hoopes & Snead as you requested.

I believe this information has addressed your concerns relative to the issue of the proposed turnhouse as an accessory use to the golf course clubhouse, being connected or "attached" to the clubhouse via the existing patio and proposed walkway system.

Please contact me if there are any remaining issues related to this project.

Very truly yours,

MORRIS & RITCHIE ASSOCIATES, INC.

Steven A. McCurdy
Steven A. McCurdy
Project Manager

SAM/dkr
9488

cc: Ms. Leigh Anne Jones
Mr. John Sullivan

X 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☐ 606-D BOSLEY AVENUE
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME _____

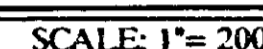
ADDRESS

GARY C. DURAN
ART HARDUVEL ^{head club}
PAUL O'LEARY - General Manager
John A. Rommel ^{clubhouse}
JOHN L. GAWIS ^{head of district}
ROGER A. WAESCHE JR ^{prop. elect}
SCOTT SMITH
CRAIG HOPES - ^{sign keeper}
RICHARD TRULOVE -

401 WASHINGTON AVE
12839 STONE EAGLE RD. - 21131
12801 STONEHILL RD - 21131
4314 MANORWOOD DR. 21057
8223 LAUREL DRIVE - 21234
29 ALDERMAN CT. 21093
920 N. CALVERT ST. 21202
1002 MORTON ST. 21281
APR 1950C.
7427 HARFORD RD 21234

WINSTON MFG

RECEIVED



1. OWNER/DEVELOPER: TOWSON GOLF & COUNTRY CLUB, INC.
1201 STONE HILL ROAD
PO BOX 110000 TOWSON 21201
(410) 752-8400
2. ELECTION DISTRICT: 30
3. COUNCILMAN/DISTRICT: 8
4. LIAISON/FOLIO REFERENCES: 5090/504
5006/214
5. ACCOUNT NO.: 10-1000000847
6. TAX MAP & PARCEL 121
7. SITE PROPERTY AREA: 217 +/- ACRES
8. EXISTING ZONING: R-C4
9. A SPECIAL EXCEPTION WAS GRANTED TO PERMIT A GOLF COURSE IN ACCORDANCE WITH CASE NO. 70-4-1.
10. A WAIVER (88-30-2) OF CNG PLAN AND MEETING WAS GRANTED ON SEPTEMBER 15, 1988.
11. A SPECIAL HEARING (CASE NO. 84-30-5) HELD ON MAY 8, 1986 RESULTED IN THE APPROVAL OF ADDITIONS AND MODIFICATIONS TO CERTAIN EXISTING STRUCTURES, AND THE REPAIRMENT OF AN EXISTING OUTLET ON THE PROPERTY.
12. THERE ARE NO PUBLIC RECORDS OF ANY OR AGREEMENTS TO BE ACCQUIRED OR ROAD AND UTILITY IMPROVEMENTS REQUIRED FOR THIS PROJECT.
13. EXISTING USE: GOLF COURSE WITH EXISTING CLUBHOUSE, PRO SHOP, SWIMMING POOL, TENNIS COURTS AND ACCESSORY STRUCTURES.
14. PROPOSED PROJECT: TURN-AROUND BUILDING TO INCLUDE MEN'S AND WOMEN'S RESTROOMS/LOCKER ROOMS, SNACK BAR AND GRILL, RAMPAGE AND OVERLOOK.
15. THIS SITE IS SERVED BY PRIVATE WASTE AND SEPTIC SYSTEM.
16. THIS PROJECT WILL NOT REQUIRE THE PROVISION OF ADDITIONAL ON-SITE PARKING.

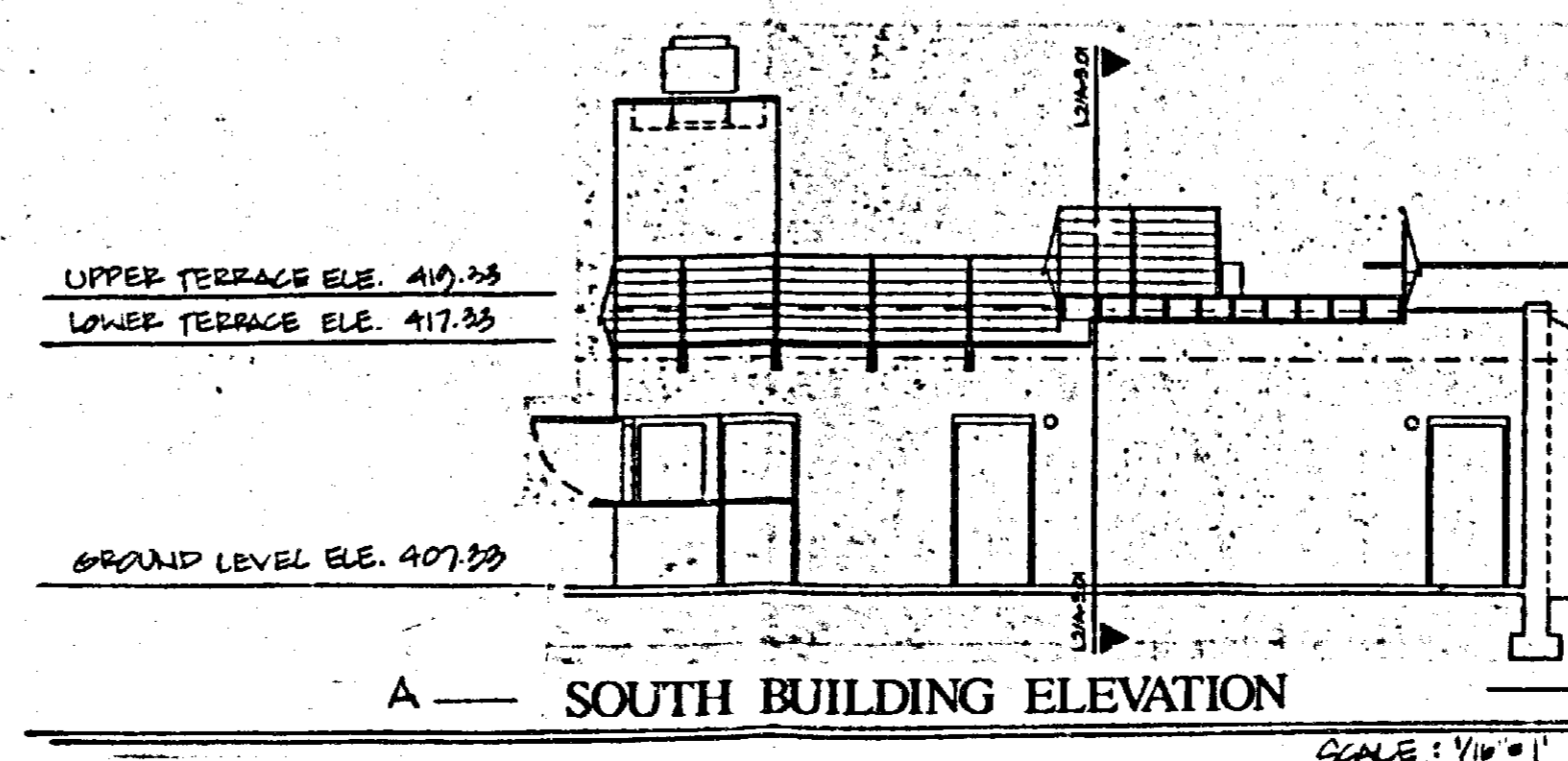
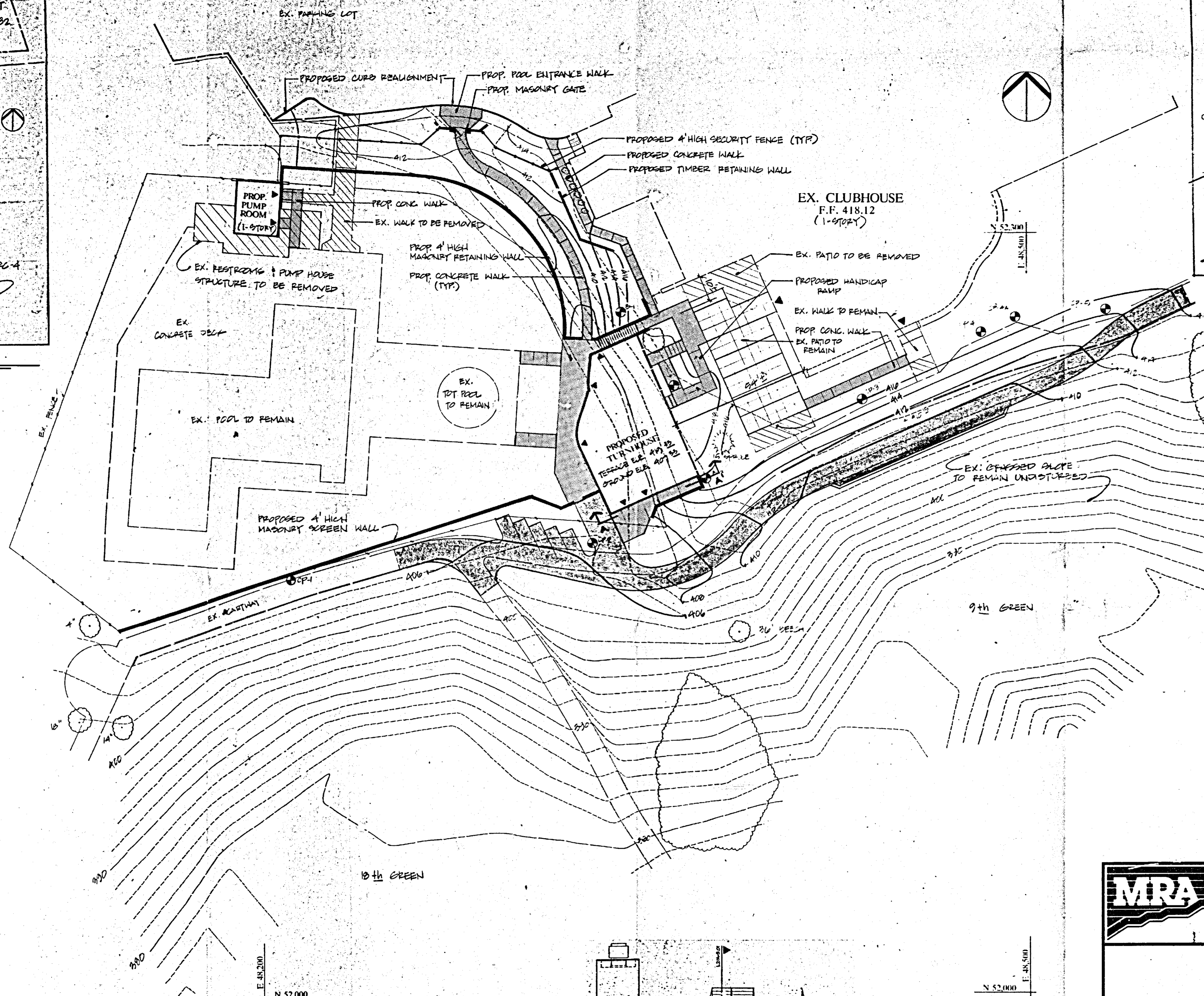
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PRINTED FEB 03 1992



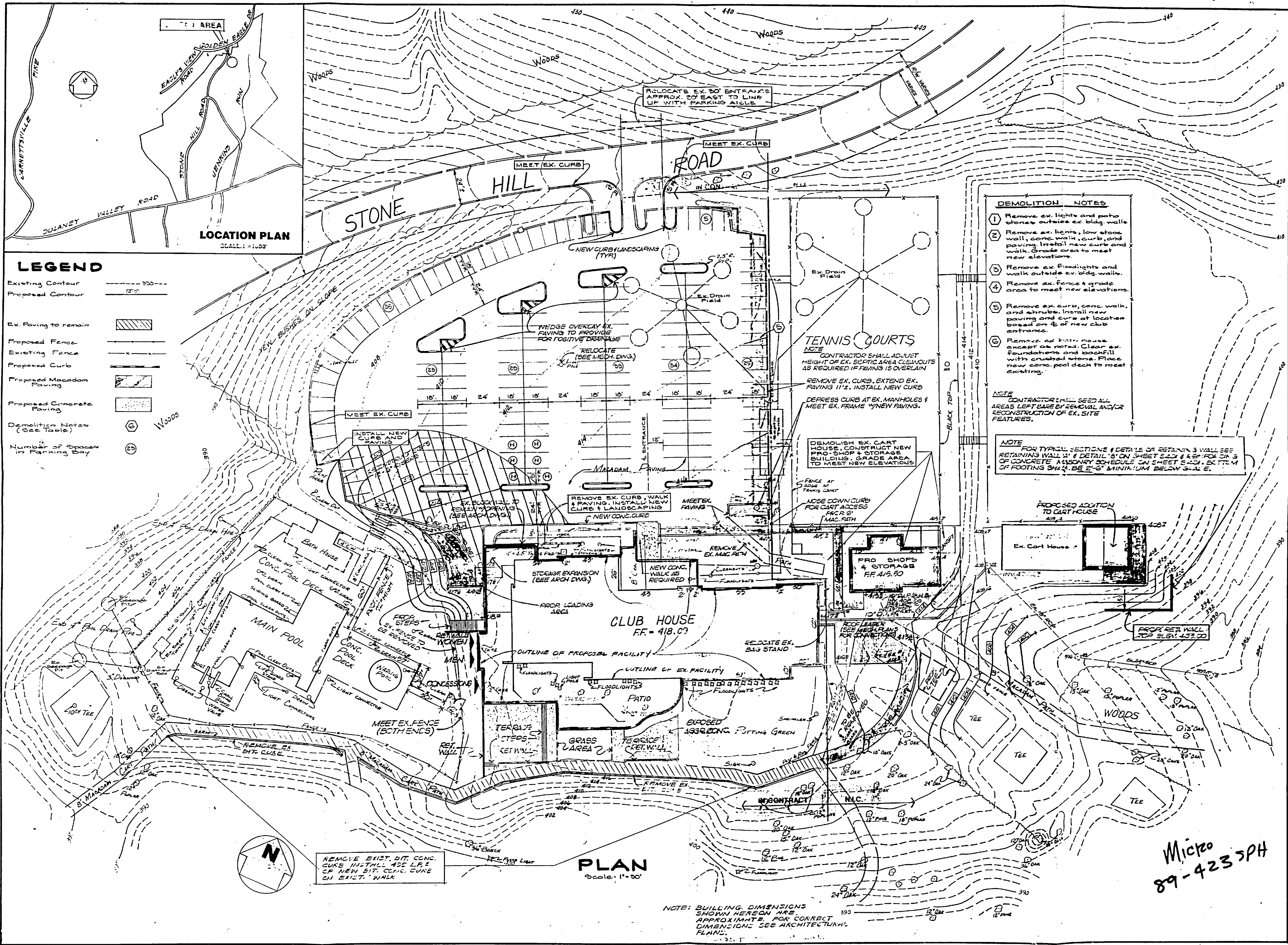
TURNHOUSE
PLAN TO ACCOMPANY FOUNDATION PERMIT
TOWSON GOLF
& COUNTRY CLUB

DATE	REVISIONS	JOB NO	9488
		SCALE:	1" = 20'
		DATE:	2/3/92
		DRAWN BY:	KAT
		DESIGN BY:	KAT
		REVIEW BY:	GAM
		SHEET:	



A — SOUTH BUILDING ELEVATION

SCALE: 1/16



ZIGER, HOOPES & SNEAD, Inc.
Architects

1006 Morton Street
Baltimore
Maryland 21201
(301) 576-9131

PLAN PREPARED BY:
APR
APR ASSOCIATES, INC.
1427 Market Road • Baltimore, Maryland 21234 • (301) 444-4370

TOWSON GOLF & COUNTRY CLUB
12801 STONE HILL ROAD
PHOENIX, MD 21131

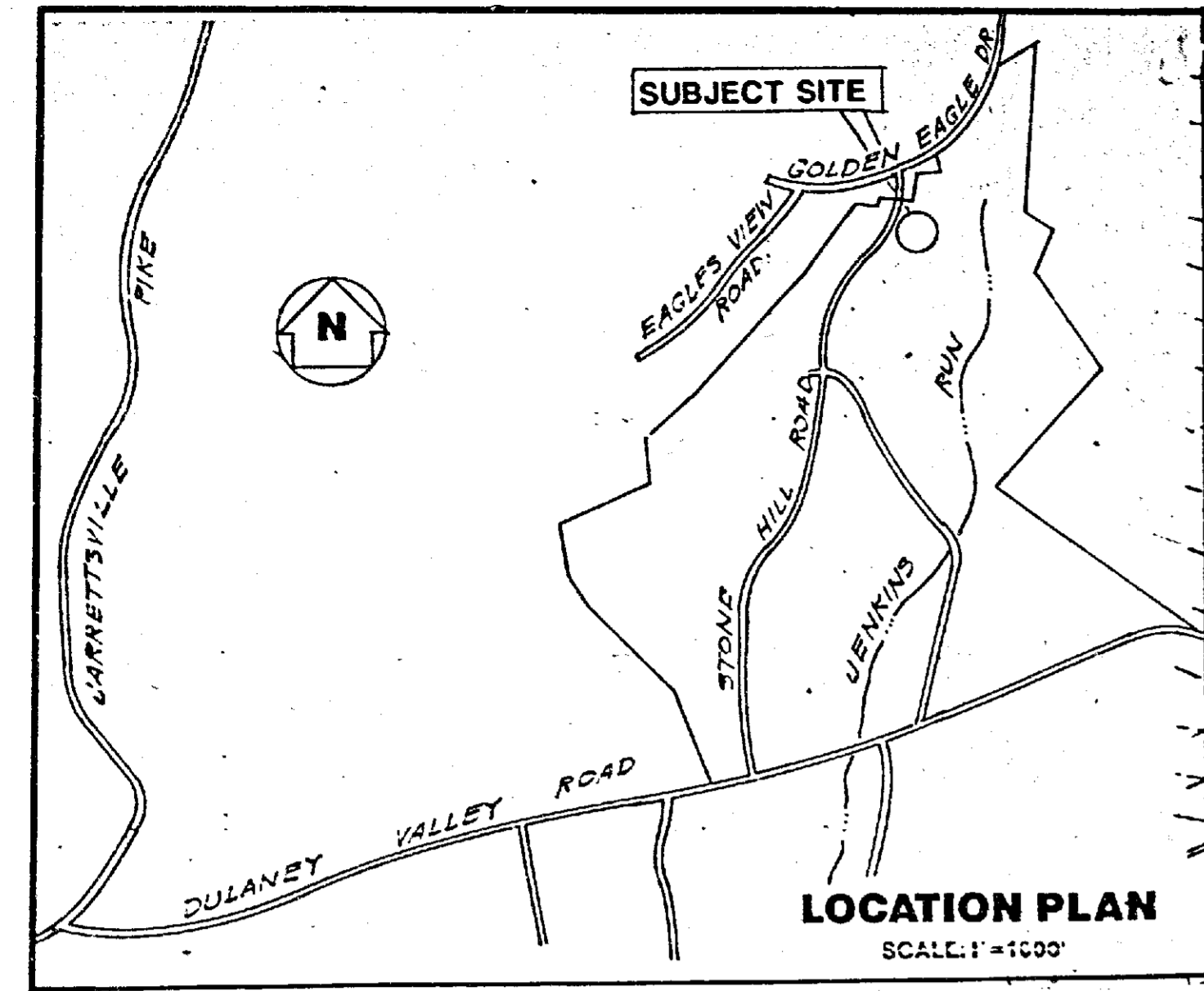
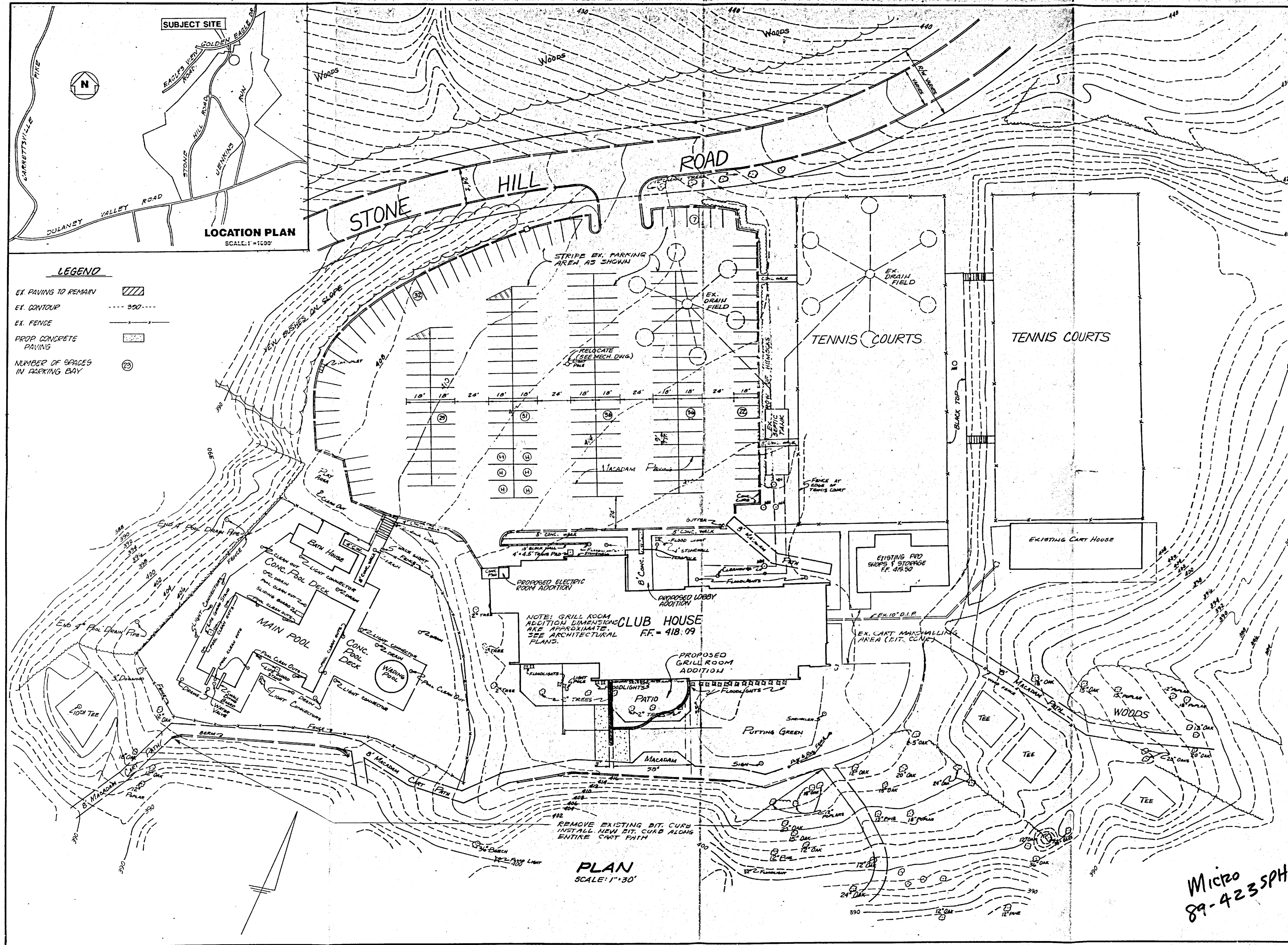


Date: MAY 15, 1983
Scale: 1" = 30'
Project: 6757

ULTIMATE SITE PLAN

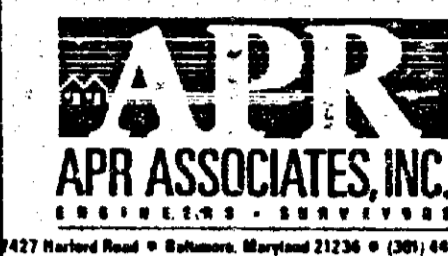
G-101B

Micro
89-4235PH



**ZIGER,
HOOPES &
SNEAD, Inc.**
Architects

1006 Morton Street
Baltimore
Maryland 21201
(301) 574-9131



TOWSON GOLF & COUNTRY CLUB

12861 STONE HILL ROAD
PHOENIX, MD 21131



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

WINTER PRINTED
11/11/89 PHOTOS SHOT
Date MAY 15, 1989
Scale AS SHOWN
Project

**PHASE II
SITE PLAN**

C-101 C